



**EASTON ROYAL,  
PEWSEY**

**Carter Jonas**



# LIBRARY COTTAGE, EASTON ROYAL, PEWSEY, WILTSHIRE, SN9 5LZ

## KEY FEATURES

- 1987 square feet
- Popular village location
- Detached, period property
- Beautifully presented interior
- Character features
- Three bedrooms
- Two bathrooms
- Beautiful cottage garden

**A CHARMING THREE BEDROOM DETACHED COTTAGE PRESENTED IN IMMACULATE CONDITION & WITH THE MOST ENCHANTING GARDEN.**



## SITUATION

Easton Royal is a popular village surrounded by glorious countryside which is designated an area of outstanding natural beauty. While having the benefit of excellent countryside on the doorstep, the village is only approximately 3 miles west of Pewsey, 7 miles south from the popular market town of Marlborough and 11 miles west of Hungerford. The Kennet and Avon Canal is to the north and the surrounding countryside comprises of a rich agricultural valley surrounded by rolling down land. There is excellent access onto the downland for walking and riding.

The village has a highly regarded Primary School which is part of the Excalibur Academy Trust that includes St. Johns secondary school in Marlborough. The village also has a church, village hall and recreation ground. The nearby town of Pewsey has a railway station with a service to London Paddington in just over an hour. There is currently a twice daily bus to Marlborough and Pewsey.

## DESCRIPTION

Dating back to the 18th century, Library Cottage is a charming and immaculately presented Grade II Listed house, well located in the heart of Easton Royal.

At a shade under 2000 square feet and unusual for a cottage, the property offers charming and spacious sized rooms all with full ceiling height with excellent built in storage cupboards throughout.

The ground floor accommodation enjoys a natural flow with the main reception areas accessed off the central entrance lobby. The elegant sitting room is centred around an open log fireplace next to a ceiling high bookcase with storage cupboards under and with twin glass paned doors opening onto a rear hall. On the other side of the hallway is the dining room with ample space to seat 8-10 guests, a fireplace, drinks cupboard and door leading through to the rear hall. The dining room also leads on to an open plan kitchen with central island.

The rear hall runs the length of the house, with at one end a boot room with own garden door, then a study area with inbuilt storage leading through to a small utility area and a separate modern downstairs bathroom at the other end.

Stairs lead from the rear hallway up to the first floor landing. The principal bedroom enjoys generous proportions and an abundance of built in cupboards. A Jack and Jill bathroom splits bedrooms one and three, with a further double bedroom being served by the family bathroom on the ground floor.

## OUTSIDE

The property is situated on a quiet no through lane in this desirable, quiet village. The meticulously cared for cottage garden is a particular feature of the property. The gardens are landscaped and mainly laid to lawn with mature stocked borders, established shrubs and trees, plus a large, paved area ideal for entertaining.

In addition, attached to the rear of the house is utility storage room with light and power.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: F - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE** £875,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office





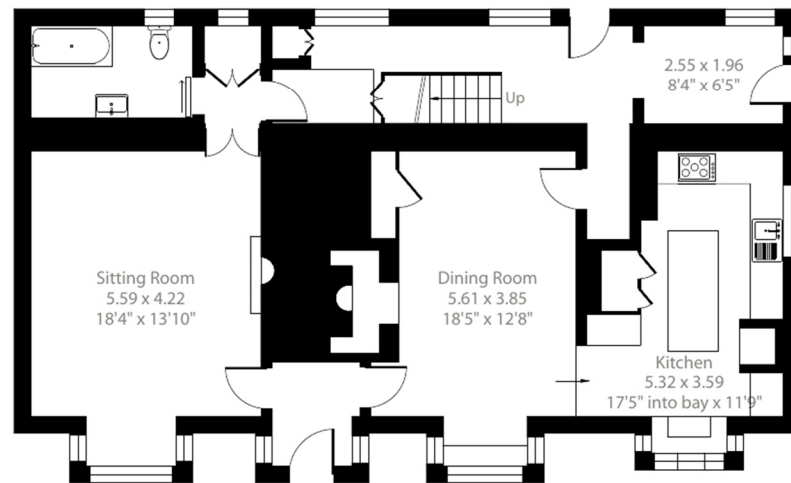




# Easton Royal, Pewsey, SN9

Approximate Area = 1987 sq ft / 184.5 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1198535

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